

LIMING TRUST LAND AUCTION

YUMA COUNTY, COLORADO

**LIVE
Auction**

Tuesday, December 2, 2025
1:30 pm MT
Lion's Club—3237 Co Rd M
Kirk, CO

2,380±
TOTAL ACRES

YUMA COUNTY, CO



Diversified mix of pivot irrigated, CRP, pasture & improvements.

For More Information:

Ben Gardiner, Broker Assoc.
bgardiner@reckagri.com

Marc Reck, Broker
marcreck@reckagri.com



Office
970.522.7770
Toll Free
800.748.2589
reckagri.com

Overview & Auction Terms

OVERVIEW

Don't miss your chance to own all or part of 2,380± total acres of productive Colorado farmland, selling at live public auction. Located near Kirk and Joes in southern Yuma County, this property offers easy access from Highways 36 and 59 and boasts a proven production history, dependable groundwater, and multiple income streams. Whether you're expanding your operation or looking for a solid ag investment, this is prime farmland in one of Colorado's most desirable agricultural regions. All owned mineral rights will transfer to the Buyer(s), and with potential for wind development, this property offers income today and opportunity for tomorrow.

AUCTION PROCEDURE: The "LIMING TRUST LAND AUCTION" is a land auction with RESERVE. The Liming property to be offered as a "MULTI PARCEL" Auction and will be offered in the sale order as stated within the brochure. Bids will be taken for total purchase price not price per acre.

TERMS: Upon the conclusion of the auction, the highest bidder(s) will enter into a contract for the amount of their bid and 15% of the purchase price is due as earnest money. Purchase contract will not be contingent upon financing.

CLOSING: Buyer(s) can elect to close on or before December 30, 2025 or January 16, 2026. Closing to be conducted by Yuma County Abstract Company and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Trustee's Deed. Title Insurance to be used as evidence of marketable title and cost of the premium to be split 50-50 between Seller and Buyer(s).

WATER RIGHTS & EQUIPMENT: Seller to convey all Seller's water rights, water wells, well permits, and equipment appurtenant to the property whether for irrigation, domestic or livestock use. Water rights and equipment are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, and pumping rates/adequacy of wells.

POSSESSION: As stated in the Due Diligence Packet.

PROPERTY CONDITION: Prospective Buyer(s) should verify all information contained herein, are urged to fully inspect the property, its condition, and to rely on their own conclusions. The property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels, Combos, or Units as designated within the Due Diligence Packet.

REAL ESTATE TAXES: 2025 real estate taxes and irrigation assessments (if any) due in 2026, shall be paid by Seller at closing. 2026 real estate taxes and irrigation assessments due in 2027 and thereafter shall be paid by Buyer(s).

CRP/CREP CONTRACTS: Seller to convey all right, title, and interest to the existing CRP/CREP contract(s) to the Buyer(s) as successor in interest. Seller to convey the October 2026 CRP/CREP payment(s).

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. If a parcel and/or combo is split and a survey is required, Seller to provide and pay for said survey.

MINERALS: Seller to convey all OWNED mineral rights associated with each parcel(s) to Buyer(s).

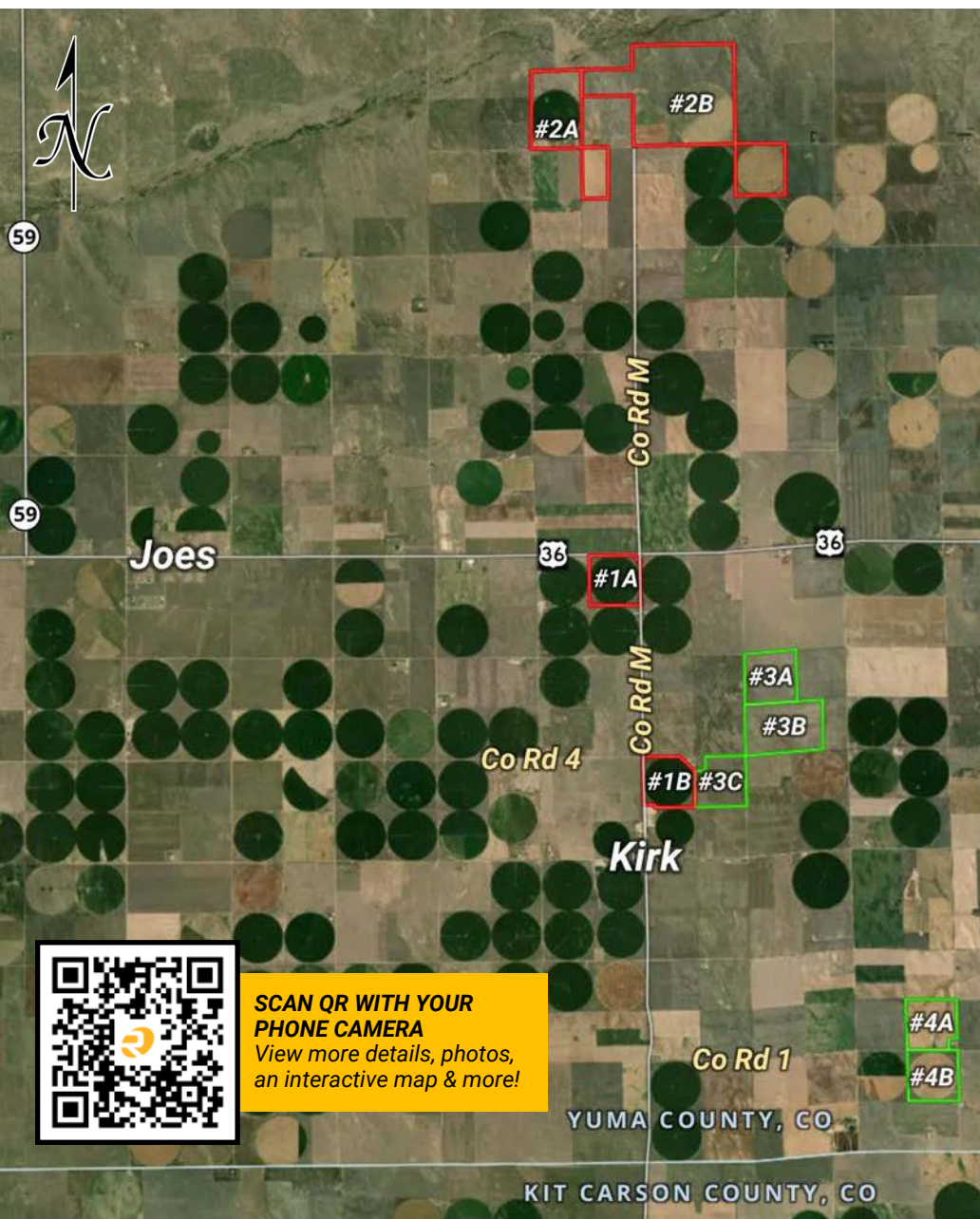
ACREAGES: All stated acreages are approximate and are obtained from the FSA office and/or county tax records. No warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage.

BIDDER REQUIREMENTS: To register to bid, Buyer(s), prior to the auction, must review and accept the Due Diligence Packet with the full auction terms and conditions, property descriptions, pertinent information, title commitments, and sample contracts. Due Diligence Packet may be obtained by visiting auction property page at reckagri.com, or by calling Reck Agri Realty & Auction. Bidding via cell phone, internet, and/or bidding on someone's behalf, must be approved by Reck Agri Realty & Auction 24 hours prior to auction.

ANNOUNCEMENTS: The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are for general location purposes only. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transaction Broker. Reck Agri Realty & Auction does not offer broker participation for this auction. Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder. Bidding increments are at the discretion of the Broker.

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Location Map | Acres | Quick Facts



Tract	Total Ac	Irrigated	Dry/	Pasture
#1A	158.9±	130.0±	22.0±	—
#1B	150.0±	130.0±	23.2±	—
C #1	308.9±	260.0±	45.2±	
#2A	320.0±	195.0±	31.8±	74.0±
#2B	881.1±	396.0±	72.0±	400.0±
C #2	1,201.1±	591.0±	103.8±	474.0±
Irrig Farm Unit	1,510.0±	851.0±	149.0±	474.0±

*Acres subject to change w/ new FSA information

Tract	Total Ac	CRP	CREP
#3A	162.0±	160.3±	—
#3B	243.0±	241.0±	—
#3C	150.0±	148.0±	—
C #3	555.0±	549.3±	—
#4A	153.8±	152.7±	—
#4B	160.3±	38.4±	119.5±
C #4	314.1±	191.1±	119.5±
CRP/ CREP Unit	869.1±	740.4±	119.5±

QUICK FACTS

- 2,380.0± total acres
- Irrigated / CRP / Pasture / Improvements
- Yuma County, CO
- Located near Joes & Kirk, CO
- Easily accessible via Highways 36 & 59
- Close to grain & livestock markets
- 851± acres pivot irrigated
 - Offered in 4 Parcels, 2 Combos, 1 Unit
- 860± acres CRP/CREP
 - Offered in 5 Parcels, 2 Combos, 1 Unit
- Potential for wind development
- Multiple income streams
- Seller to convey all OWNED mineral rights



Parcel Descriptions / Irrigated Farm Unit

PARCEL #1A | 158.9± acres

130± ac pivot irrigated with CRP corners
New Valley sprinkler; 680± GPM irrigation well
with 430 Ac-Ft/yr. —Planted to rye
Located along Hwy 36 and Co Rd M (paved)
LEGAL: NE¼, ex tr. Sec 2, T5S-R47W
R/E TAXES & ASSESS.: \$5,712.66

PARCEL #1B | 150.0± acres

130± ac pivot irrigated with CRP corners
New Valley sprinkler; 620± GPM irrigation well
with 400 Ac-Ft/yr. —Planted to rye
Located along Co Rd M (paved) & Co Rd 4
LEGAL: NW¼, ex tr. Sec 13, T5S-R47W
R/E TAXES & ASSESS.: \$5,500.72

COMBO #1 | 308.9± acres (#1A & #1B)

PARCEL #2A | 320.0± acres

Combination of irrigated cropland, dry cropland
corners (CRP), pasture & improvements
400± GPM irrigation well with 400 Ac-Ft/yr.;
two pivots totaling 195± acres
Irrigated acres planted to rye / grass
Includes older 1,236 sq. ft home, shop,
outbuildings & corrals
ADDRESS: 10233 Co Rd 10, Kirk, CO 80824
LEGAL: SW¼, S½NW¼ Sec 11; W½NE¼ Sec
14, T4S-R47W
R/E TAXES & ASSESS.: \$8,978.34

PARCEL #2B | 881.1± acres

Combination of irrigated cropland, dry
cropland corners (CRP), & pasture
Two irrigation wells: 1) 1,500± GPM well w/
400 Ac-Ft/yr., two pivots totaling 316± ac;
2) 110± GPM well w/ 400 Ac-Ft, 80± ac pivot
Irrigated acres planted to wheat/cane/grass
400± ac pasture with stock well
Located along Co Rd 10
LEGAL: S½NE¼ Sec 11; All Sec 12 T4S-R47W;
NW¼ Sec 18, T4S-R46W
R/E TAXES & ASSESS.: \$8,978.34

COMBO #2 - 1,201.1± acres (#2A & #2B)

Irrigated Farm Unit - 1,510.0± acres

(#1A, #1B, #2A & #2B)



Parcel #2A Irrigated/Pasture



Parcel #1B Irrigated



Parcel #2B Grass



Parcel #2A Improvements



Parcel #1A Irrigated



Parcel #4B CREP/CRP

Parcel Descriptions / CRP-CREP Unit



Parcel #3A CRP



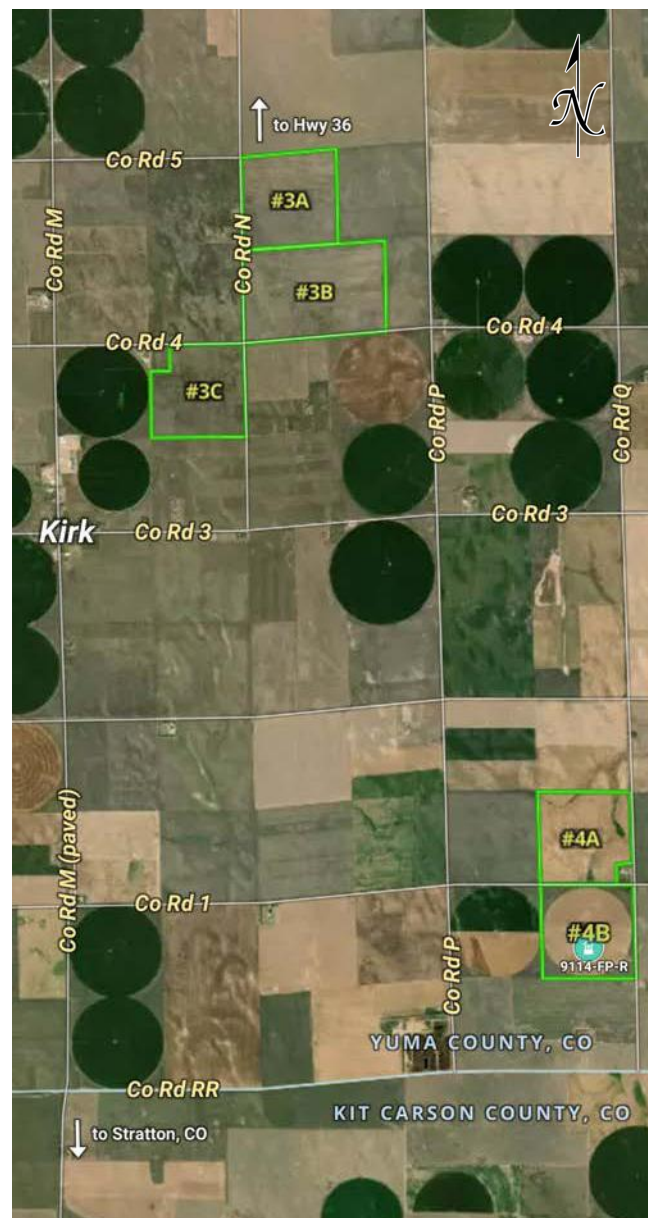
Parcel #3B CRP



Parcel #3C CRP



Parcel #4A CRP



PARCEL #3A | 162.0± acres

160.3± acres enrolled in CRP through 2032 & 2033 (2 contracts); avg. payment of \$60±/ac (\$9,642± yr.)

Located along Co Rd N

LEGAL: NW¼ Sec 7, T5S-R47W

R/E TAXES: \$370.00±

PARCEL #3B | 243.0± acres

241.0± acres enrolled in CRP through 2032 & 2033 (2 contracts); avg. payment of \$60±/ac (\$14,364± yr.)

Located along Co Rd N & Co Rd 4

LEGAL: SW¼, W½SE¼ Sec 7, T5S-R47W

R/E TAXES: \$553.00±

PARCEL #3C | 150.0± acres

148.0± acres enrolled in CRP through 2030; payment of \$32.00/ac (\$4,736±/yr.)

Located along Co Rd N & Co Rd 4

LEGAL: NE¼, ex. a 10-acre tract (to be surveyed) Sec 32, T5S-R47W

R/E TAXES: \$316.64±

COMBO #3 - 555.0± acres (#3A, #3B & #3C)

PARCEL #4A | 153.8± acres

152.7± acres enrolled in new CRP (SAFE) contract through 2038; payment of \$67.91/ac (\$10,372/yr.)

Located along Co Rd Q & Co Rd 1

LEGAL: SE¼, ex. a tract Sec 29, T5S-R46W

R/E TAXES: \$351.38±

PARCEL #4B | 160.3± acres

119.5± ac enrolled in CREP at \$221/ac through 2036 w/ corners enrolled in CRP Remaining contract payments total \$375k± Formerly irrigated cropland Excellent investment opportunity!

LEGAL: NE¼ Sec 32, T5S-R46W

R/E TAXES & ASSESS.: \$1,643.92±

COMBO #4 - 314.1± total acres (#4A & #4B)

CRP/CREP Unit - 869.1± acres (#3A, #3B, #3C, #4A & #4B)

Parcel #3A Along Co Rd N



The proof is in the numbers.

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

959,888

total acres sold

19,034

auction attendees

441

successful auctions



What's inside:

LIMING TRUST LAND AUCTION

Yuma County, CO

2,380± total acres

LIVE AUCTION

December 2, 2025

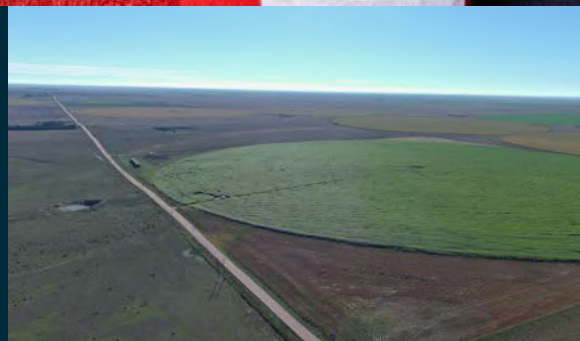
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LIMING TRUST LAND AUCTION

**LIVE
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2,380± Total Acres | Yuma County, CO



**LIVE AUCTION | Tuesday,
Dec. 2, 2025—1:30pm MT
Lion's Club, 3237 Co Rd M
Kirk, CO**

Offering a diverse mix of irrigated farm ground, CRP, pasture, and improvements located near Kirk and Joes in Yuma County, Colorado. This is a rare opportunity to invest in a very productive area.

